



3 Old Coach House Weeke Hill, Dartmouth, Devon TQ6 9DB

A modern furnished, three double bedroom semi-detached house in the harbour town of Dartmouth. The property benefits from a driveway, courtyard and three bathrooms. EPC Band: E. Tenant fees apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Furnished Three Double Bedrooms • Three Bathrooms • Modern Throughout • Ideal Location, Flat Walk to Town • Driveway & Courtyard Garden • Fully Fitted Kitchen • Available July • Deposit: £1,788.00 • Council Tax Band: D • Tenants Fees Apply

£1,550 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION

Known as the jewel of the South Hams, the beautiful waterside town of Dartmouth is a popular boating centre boasting a world famous regatta. Steeped in history and known for its naval college, it enjoys narrow streets and cobbled lanes hosting an abundance of chic boutiques and galleries, not to mention its array of gourmet restaurants, delicatessens, pubs and street side cafes. For commuting and access to the South Hams, Exeter has an international airport, Plymouth has a ferry terminal and Devon benefits from a comprehensive rail network and road links to the M5 motorway giving easy access to the rest of the UK and Europe.

ACCESS

The property is accessed off of Weeke Hill. The front door is accessed via the driveway. The door leads to an entrance hallway, with doors leading to :-

BEDROOM 3 WITH EN-SUITE

Double bedroom, with laminate flooring. The room benefits from a storage cupboard and window to the front.

EN-SUITE - Comprised of a shower cubicle, WC, hand wash basin and a heated towel rail. Window to the back of the property.

LIVING ROOM

Large room with laminate flooring. Room benefits from a log burner, French doors leading to the front courtyard and a window to the side of the property.

KITCHEN

Wall and floor units, oven, 4 point gas hob, dishwasher, sink, fridge/freezer and an extractor fan.

UTILITY ROOM

Room off of the living room, with a washing machine and tumble dryer. The room also benefits for a work surface and multiple cupboards.

STAIRWELL

Glass and wooden stairwell ascending to a hallway, with doors leading to :-

BATHROOM

Comprises of a freestanding bath, WC, hand wash basin, bidet and heated towel rail. Velux window.

MASTER BEDROOM WITH EN-SUITE

Double bedroom with fitted wardrobes along one wall. Window to the back and also a Velux window.

EN-SUITE - Large walk in shower cubicle, WC, hand wash basin and a heated towel rail. Window to the back and side.

BEDROOM 2

Double bedroom with windows to the front of the property and a Velux window. Storage cupboards throughout.

OUTSIDE

COURTYARD - Courtyard to the front of the property, which is fenced off and wraps around the side of the property.

DRIVEWAY - Accommodates one car only.

SERVICES

Mains Electric, Gas, Water and Drainage. Heating - Gas.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three, Vodafone.

Council Tax Band: D

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

LETTINGS

The property is available to let on an assured periodic tenancy, furnished and is available July. RENT: £1,550.00 pcm exclusive of all charges. DEPOSIT: £1,788.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHT BILL

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| | | 53 | 82 |
| England & Wales | | EU Directive 2002/91/EC | |